

## Payneham South, 100 Ashbrook Avenue

Enjoy a "CITY-FRINGE" Location!!!



Fully updated light filled family home located in a stone's throw to The Perfect Blend Coffee Café, Magill Road, Marden and Firlie Shopping Centres, and zoned Trinity Gardens School.

Features include:

- \*Newly renovated throughout
- \*Polished timber floorboards
- \*Filled with natural light
- \*Open plan kitchen and living
- \*Functional kitchen with stainless steel appliances, dishwasher and gas cooktop
- \*Main bedroom with built in robes and ceiling fan
- \*Bedrooms 2 & 3 are of a good size and feature ceiling fans
- \*Sparkling main bathroom with shower and toilet
- \*Separate toilet in laundry
- \*Ducted reverse cycle air conditioning

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2CY2FDZ](http://ljhooker.com.au/2CY2FDZ)

**Contact**  
**Keith Brown**  
0402 353 240  
[keith.brown@ljhadelaidemetro.com.au](mailto:keith.brown@ljhadelaidemetro.com.au)



**LJ Hooker St Peters**  
**(08) 8362 8008**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- \*Tandem carport
- \*Single garage
- \*Large yard with fruit trees
- \*Solar panels
- \*Gas hot water

This home is situated in a highly sought-after location within easy reach of cafes, restaurants and shopping amenities with public transport links for CBD access and quality local public and private schooling nearby including zoning to Trinity Gardens Primary School and Norwood Morialta High School.

Pets: Negotiable on application

Water charges: Water usage and supply charges apply

Furniture: Unfurnished

Exclude: Cellar & open fireplaces are decorative only

**NOTE ABOUT THE OPEN INSPECTIONS:** Interested persons MUST register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

**Disclaimer:** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

## More About this Property

|                      |             |
|----------------------|-------------|
| <b>Property ID</b>   | 2CY2FDZ     |
| <b>Property Type</b> | House       |
| <b>Including</b>     | Toilets (2) |

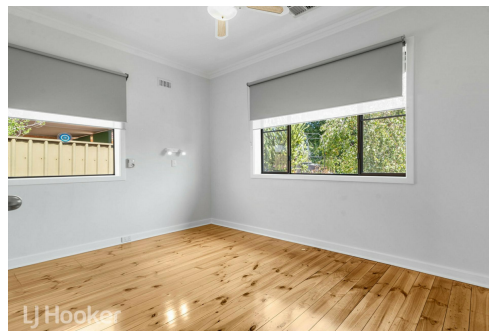
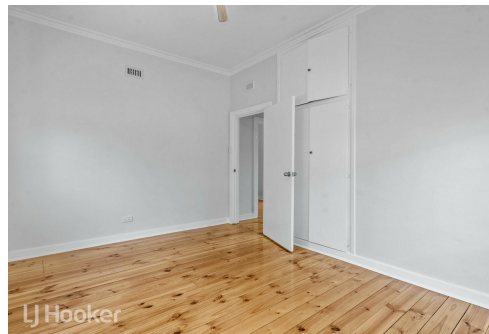
**Keith Brown 0402 353 240**

Property Investment Manager | [keith.brown@ljhadelaidemetro.com.au](mailto:keith.brown@ljhadelaidemetro.com.au)

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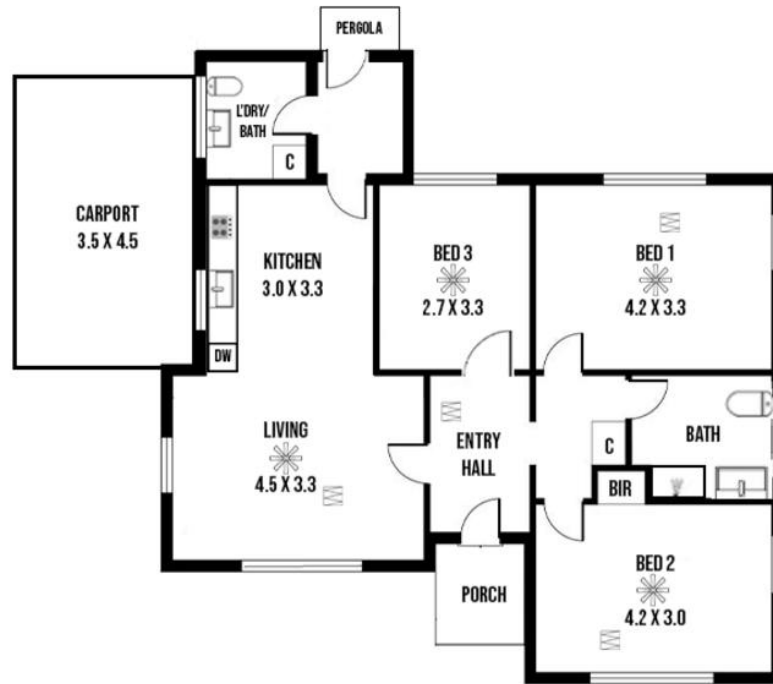
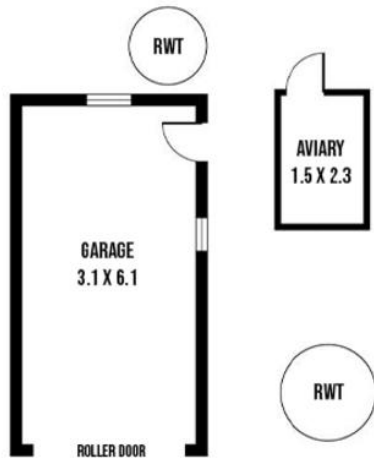
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**100 Ashbrooke Avenue, Payneham South, SA**

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